



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY, JULY 20, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

| PLACER COUNTY ZONING ADMINISTRATOR |   |
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| 9:00 a.m.                          | <b>PUBLIC COMMENT</b><br>Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator. |

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| <p>9:00 a.m.<br/>ES</p>  | <p><b>VARIANCE (PLN17-00184)</b><br/> <b>HUDSON</b><br/> <b>CATEGORICAL EXEMPTION</b><br/> <b>SUPERVISORIAL DISTRICT 4 (UHLER)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Norm and Elena Hudson for the approval of a Variance to allow for reduced side and front setbacks from the high water line of a man-made pond (north and west property lines) to 32 feet where normally 50 feet is required, to allow for a 22 x 30 foot pool cabana building. The subject property, Assessor's Parcel Number 035-050-048-000, comprises approximately 4.7 acres, is currently zoned RA-B-X 4.6 ac. min (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 6800 Mystery Creek Lane, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050.D (Class 3 – New construction or conversion of small structures) of the Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15303). The Planning Services Division contact, Emily Setzer, can be reached by phone at (530) 745-3067 or by e-mail at <a href="mailto:ESetzer@placer.ca.gov">ESetzer@placer.ca.gov</a>.</p>   |
| <p>9:10 a.m.<br/>KKC</p> | <p><b>MINOR USE PERMIT (PLN17-00084)</b><br/> <b>SIERRA GRACE</b><br/> <b>CATEGORICAL EXEMPTION</b><br/> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, David R. Lindbloom on behalf of Sierra Grace Fellowship for the approval of a Minor Use Permit to allow for a four-phased development. The four project phases would include expansion of the parking area at the north end of the property, the removal of an existing shop in order to construct a new 750 square foot storage building, the creation of a new picnic area with picnic tables and a play structure, and the conversion of an existing residence on the adjacent eastern parcel (APN 052-111-023-000) to be used as a Youth Center to house youth leaders and classrooms. Additionally, the applicant requests approval of a Variance to allow the 750 square foot shed to be located 30 feet from the centerline of Freeman Canal where a 100 foot setback from centerline is normally required, to allow a solid 5 foot wood fence to be installed within the north front setback where a 3 foot solid fence is normally allowed, and to allow for the surfacing of the new parking area to be gravel where a paved surface is not normally required. The subject property, Assessor's Parcel Numbers 052-111-076-000 and 052-111-023-000, comprises approximately 3.31± acres, is currently zoned RS-AG-AO (Residential Single Family, Combining Agriculture, Combining Airport Overflight) and is located at 1260 Wesley Lane, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15311 of the California Environmental Quality Act and Sections 18.36.050(B) and 18.36.130(B) of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures and Class 11 – Accessory Structures). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:KKedinge@placer.ca.gov">KKedinge@placer.ca.gov</a>.</p> |

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| <p>9:20 a.m.<br/>KKC</p> | <p><b>VARIANCE (PLN17-00052)</b><br/> <b>BAST</b><br/> <b>CATEGORICAL EXEMPTION</b><br/> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b><br/> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Mike Mix with Mountain West, LLC on behalf of the property owner, Harlan and Sheryl Bast for the approval of a Variance to allow a new home to be located 13 feet from the edge of easement of a the access easement to the adjacent western parcel where 50 feet is normally required on APN 051-020-005-000 (10995 Joeger Road), and to allow a new home to be located 45 feet from the edge of easement of Miller Oak Drive where 50 feet is normally required on APN 051-020-033-000 (10999 Joeger Road). The subject properties, Assessor's Parcel Number 051-020-005-000 and 051-020-033-000, comprises approximately 0.435 acres and 0.577 acres, are currently zoned F AO 4.6 AC. MIN. (Farm, combining Airport Overflight, and a combining minimum Building Site of 4.6 acres) and are located at 10995 and 10999 Joeger Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the CEQA Guidelines and Sections 18.36.050(E) and 18.36.070(A) of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures and Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by e-mail at <a href="mailto:KKedinge@placer.ca.gov">KKedinge@placer.ca.gov</a>.</p> |
| <p>9:30 a.m.<br/>KKC</p> | <p><b>MINOR USE PERMIT EXTENSION OF TIME (PLN17-00215)</b><br/> <b>24 HOUR RECREATIONAL STORAGE, LLC</b><br/> <b>CATEGORICAL EXEMPTION</b><br/> <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b><br/> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, 24 Hour Recreational Storage LLC, for the approval of a Minor Use Permit to permit the existing storage yard and auto sales for an existing business, 24 Hour Recreational Storage, and to create a 4.1-acre parking area for the expansion of the outdoor storage area to the west side of the existing building. The subject property, Assessor's Parcel 017-063-025-000, comprises approximately 23.3-acres and is currently zoned INP-DC (Industrial Park, combining Design Scenic Corridor) and is located at 3500 Cincinnati Ave., in the Rocklin area. The Zoning Administrator will also consider a finding of the General Rule of CEQA in accordance with Section 15601(b)(3) of the California Environmental Quality Act and Section 18.08.020(D) of the Placer County Environmental Review Ordinance (General Rule of CEQA). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530)745-3034 or by email at <a href="mailto:KKedinge@placer.ca.gov">KKedinge@placer.ca.gov</a>.</p>  |
| <p>9:40 a.m.<br/>NT</p>  | <p><b>CONDITIONAL USE PERMIT MODIFICATION (PLN17-00182)</b><br/> <b>CREEKVIEW INVESTMENTS, LLC</b><br/> <b>CATEGORICAL EXEMPTION</b><br/> <b>SUPERVISORIAL DISTRICT 1 (DURAN)</b><br/> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Juli Hilton on behalf of Creekview Investments LLC, for</p>  |

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|                            | <p>approval of a Conditional Use Permit Modification to allow a reduction in the 10 foot required side setback on Lot 171 within the Morgan Creek Villages subdivision to 5 feet from the west side property line in order to permit an existing outdoor kitchen. The subject property, Assessor's Parcel Number 029-230-016-000, comprises of approximately 21,120 square feet, is currently zoned RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet ) and is located at 3940 Kingsbarns Drive, in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 Class 3 – New Construction or Conversion of Small Structures of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Nick Trifiro, can be reached by phone at (530)745-3069 or by email at <a href="mailto:NTrifiro@placer.ca.gov">NTrifiro@placer.ca.gov</a>.</p>   |
| <p>9:50 a.m.<br/>AF/JS</p> | <p><b>VARIANCE (PLN17-00181)</b><br/> <b>RAWLINS</b><br/> <b>CATEGORICAL EXEMPTION</b><br/> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Patrick and Cindy Rawlins for the approval of a Variance to reduce the setback from centerline of the creek to 25', where 50' from centerline of the creek is normally required, to allow for a new 1,250-square foot barn/garage. The subject property, Assessor's Parcel 077-170-045-000, comprises approximately 1.6 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 665 Clipper Gap Rd., in the Auburn area . The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures).The Planning Services Division contact, Jeffrey Setterlund, can be reached by phone at (530) 745-3183 or by e-mail at <a href="mailto:JSetterl@placer.ca.gov">JSetterl@placer.ca.gov</a>.</p> |